

2015 Year in Review

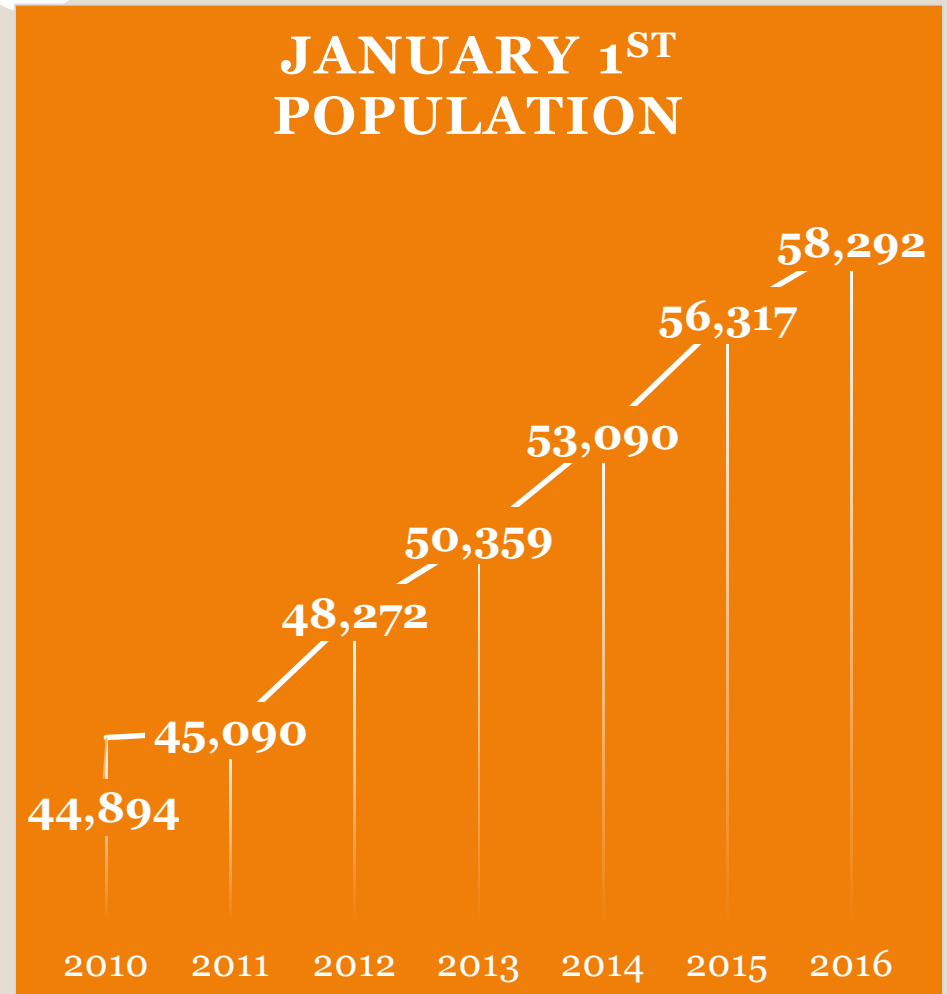


PLANNING AND ZONING COMMISSION
FEBRUARY 23, 2016

Population



- 58,292 as of Jan 1, 2016
- 3.51% growth in 2015
- Census: 2012, 2013 & 2014 fastest growing city over 50,000 in US

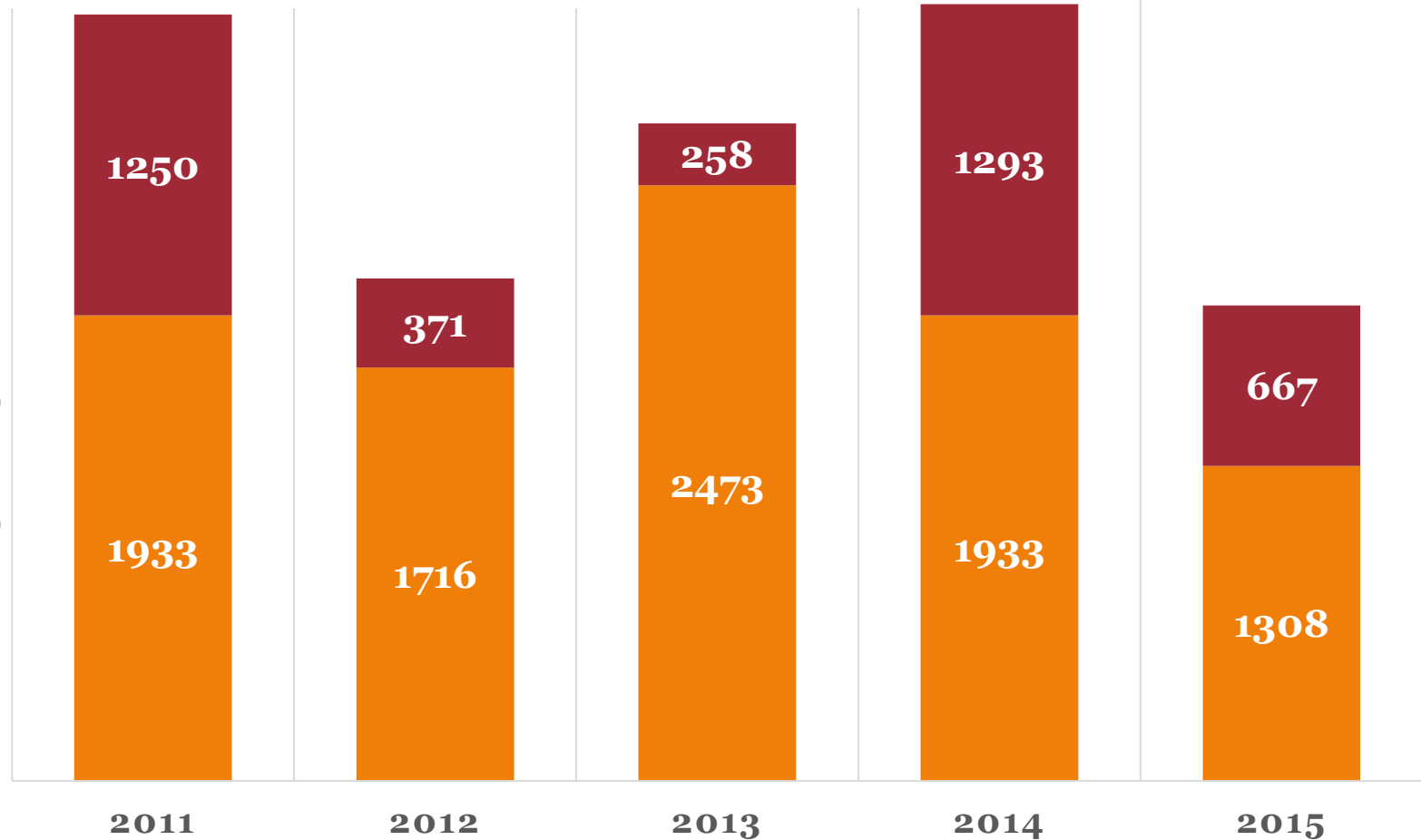


Analyzing Population Growth



■ Student Oriented ■ Non-Student Oriented

OF PEOPLE ADDED



Future Population Estimates

- **2030 population projections:**

- Average Growth Rate since 2010 (4.47%)

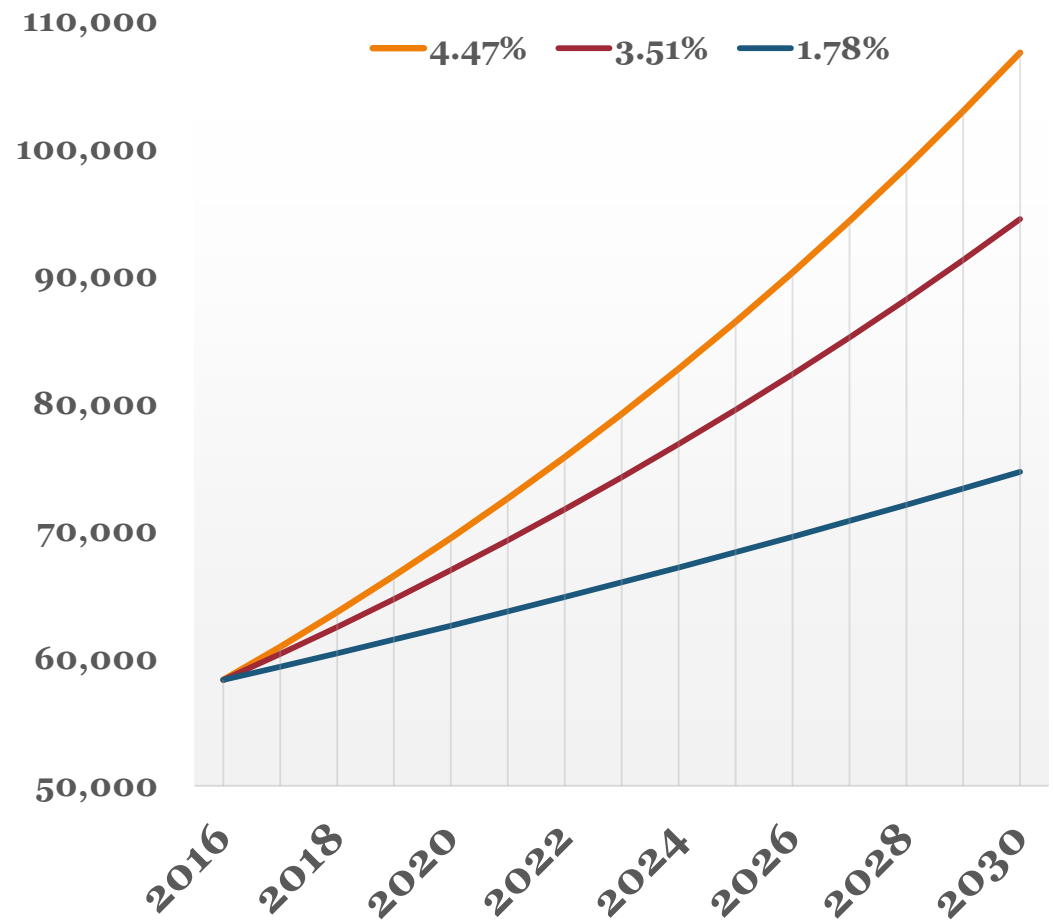
- ★ **107,535**

- 2015 Growth Rate (3.51%)

- ★ **94,458**

- Comprehensive Planning Growth Rate (1.78%)

- ★ **74,625**

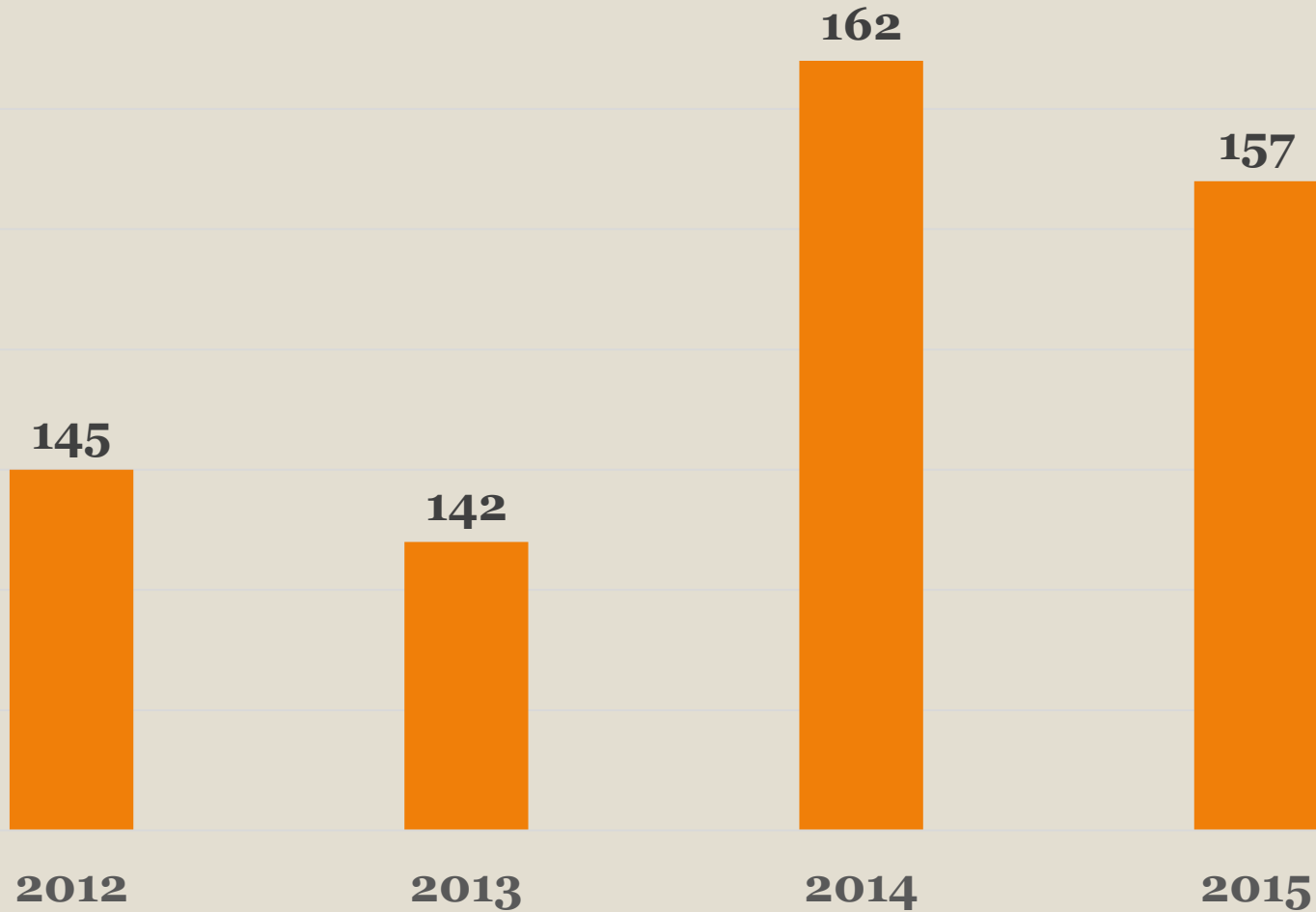


2015 Notable Development Cases

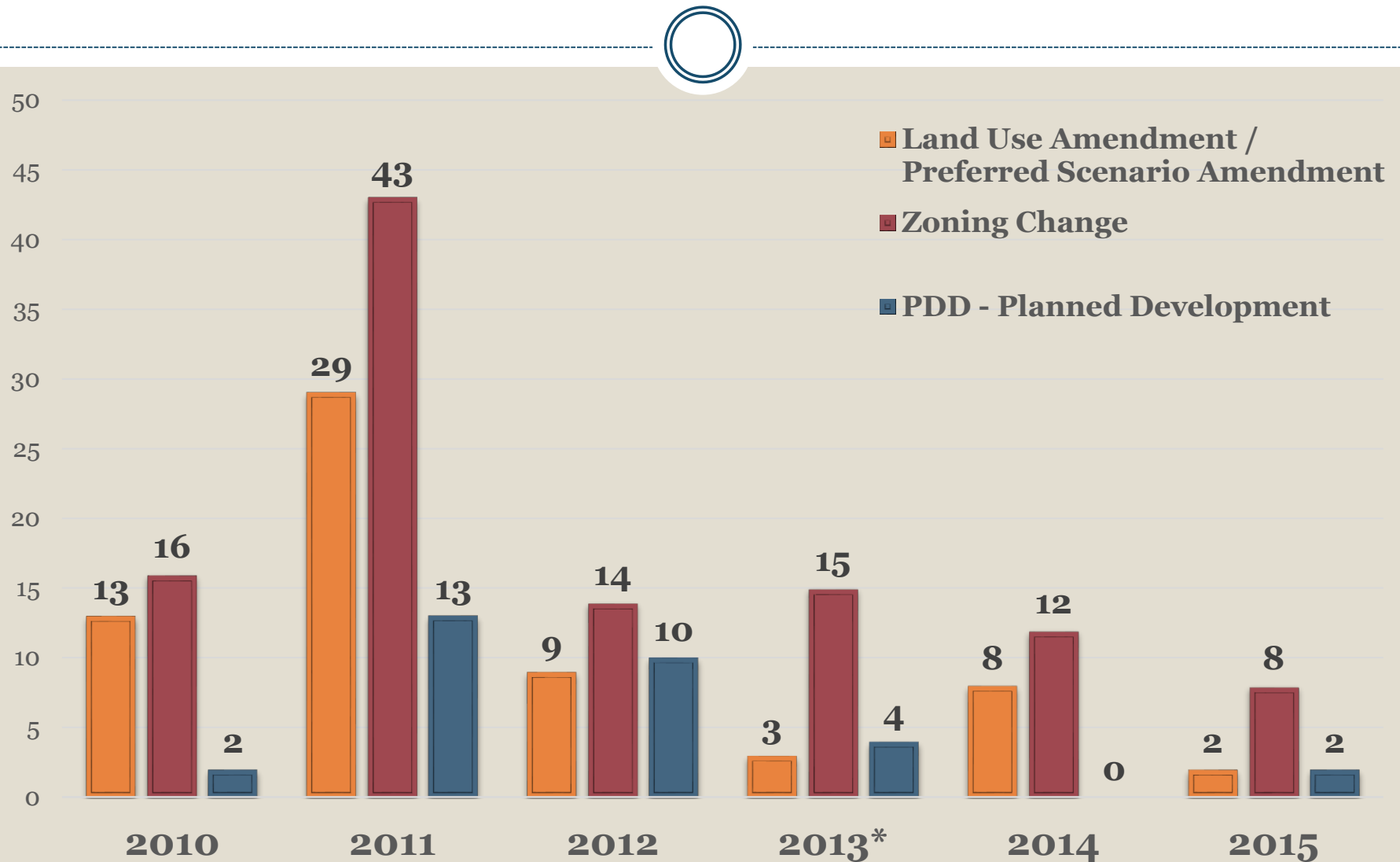


- Two Preferred Scenario Amendments
- Trace/ Highpointe
- Lamar School Site/ Lindsey Hill
- Amazon
- San Marcos CISD Remodels/Additions/New
- Guadalupe Station (Old Post Office)
- Simon's Place Redevelopment
- Fairfield Inn & Suites / Comfort Inn & Suites Opened
- Springtown Redevelopment Incentive
- Annexation of First Year Candidate Properties

Total Planning Cases Submitted



Land Use and Zoning Cases



*In 2013 a new Comprehensive Plan and Process (PSA) was adopted

2015 Zoning Changes by Acreage



SF: 264.6 acres

MF-24: 54.6 acres

OP: 4.5 acres

NC: 9.9 acres

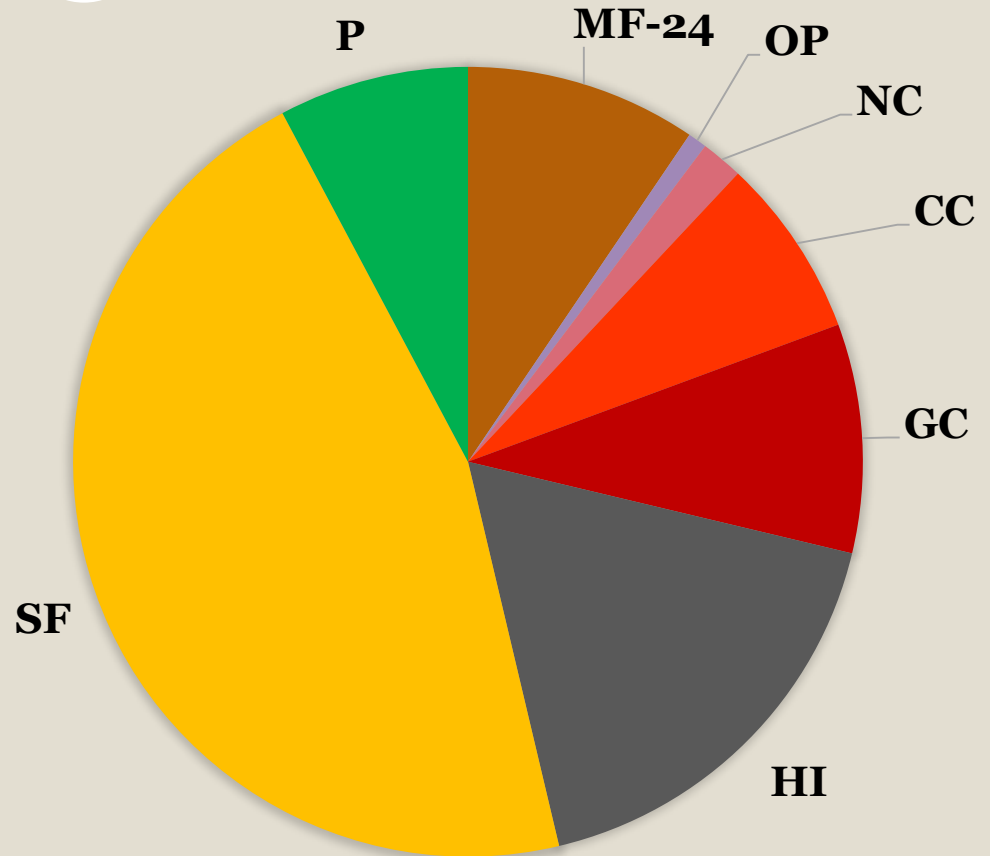
CC: 42.5 acres

GC: 54 acres

HI: 101.2 acres

P: 44.9 acres

Total acreage zoned: **576.2 acres +/-**



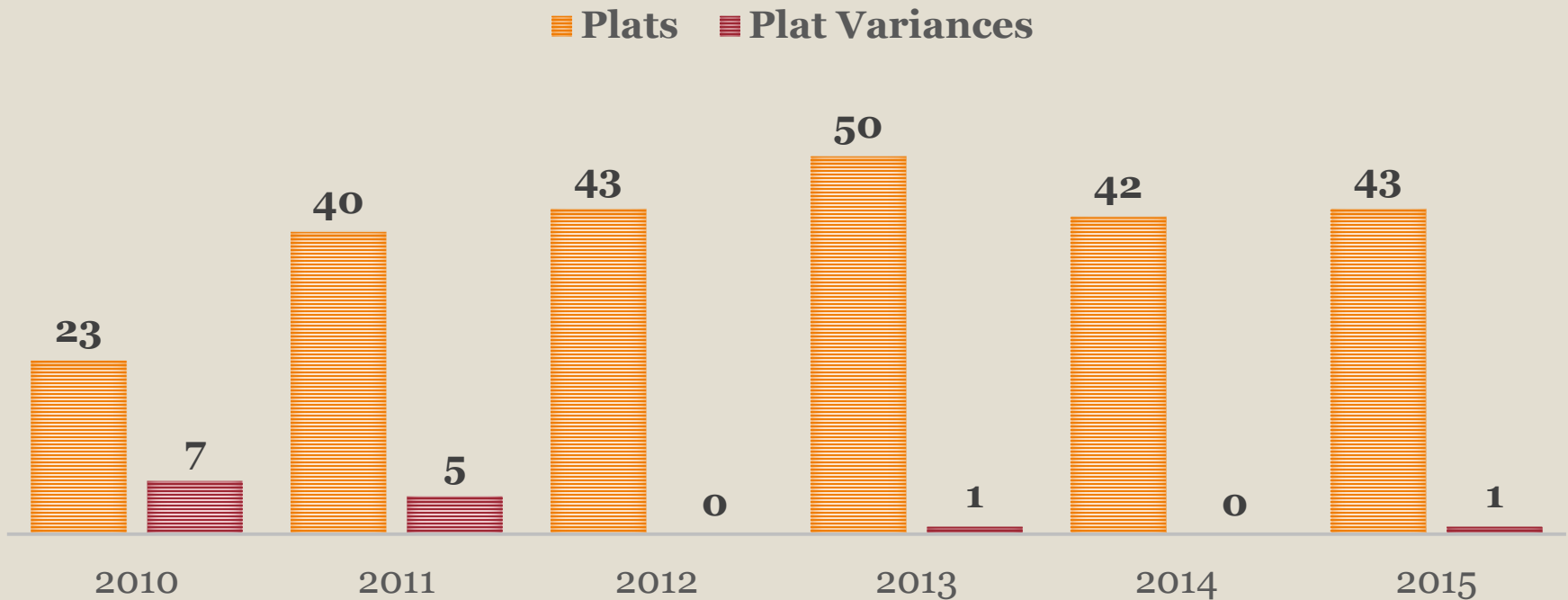
*Trace PDD consists of 418 acres +/-

*Thorpe Lane PDD did not require a rezoning

Plat Case Trends



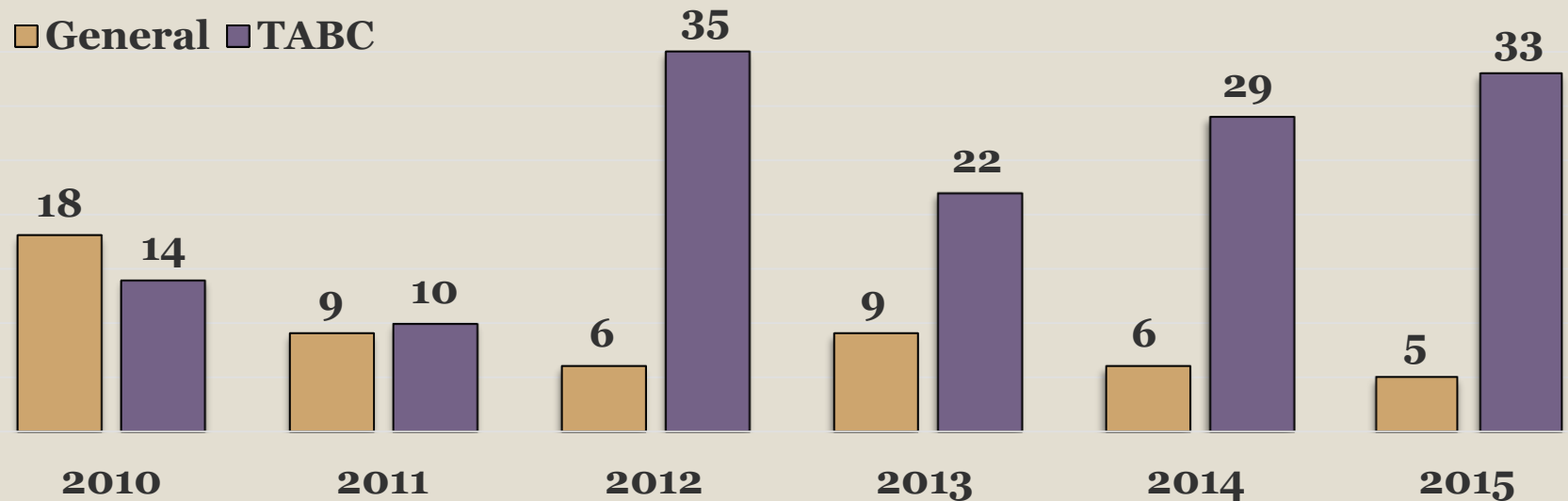
- 43 plats were submitted in 2015
 - ✦ 22 reviewed by P&Z
 - ✦ 21 administratively approved



Conditional Use Permit Trends



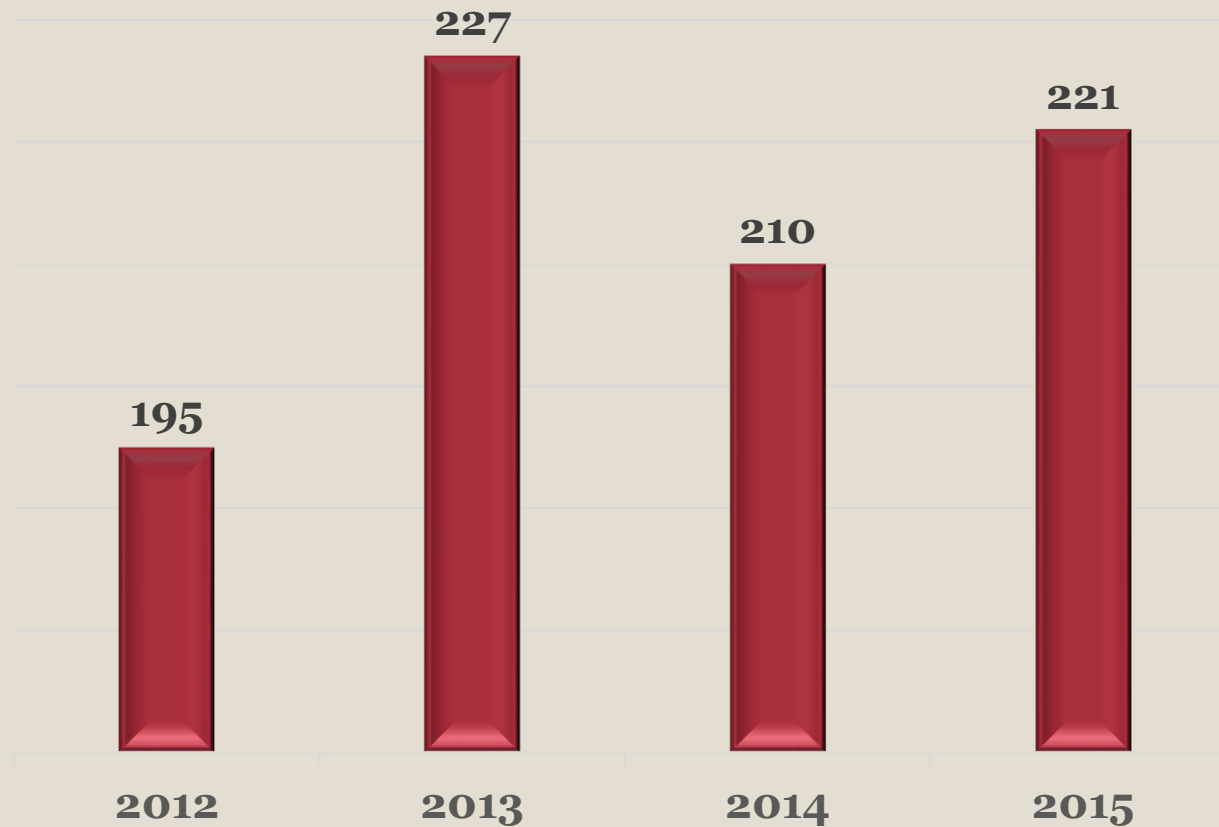
- 2 administrative approvals for change in ownership
- 5 for general uses were received, 3 were reviewed by P&Z
- 33 for on-premise consumption were reviewed by P&Z
 - ★ **70% were renewals**



Pre-development Meetings

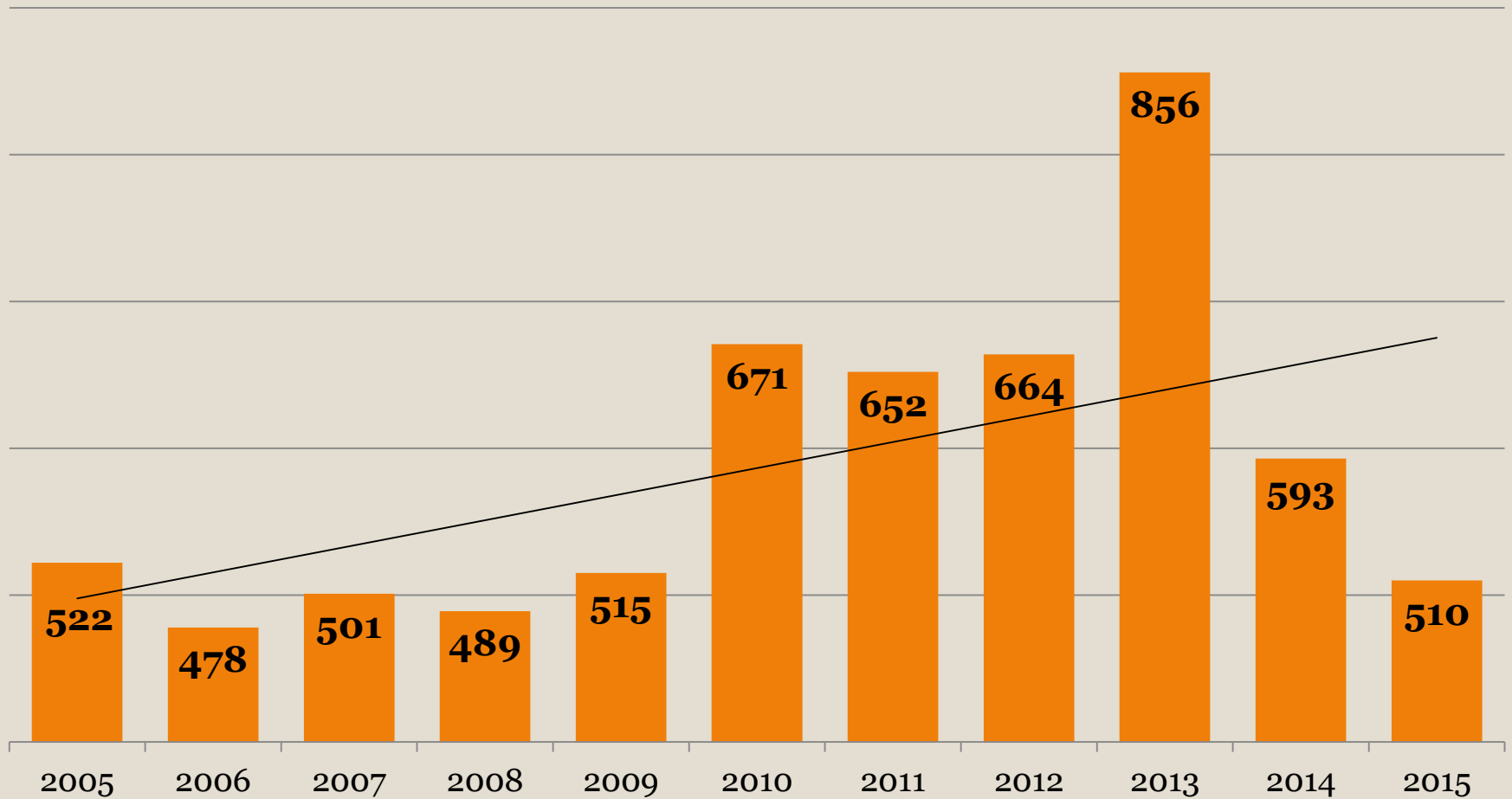


5% increase since 2014

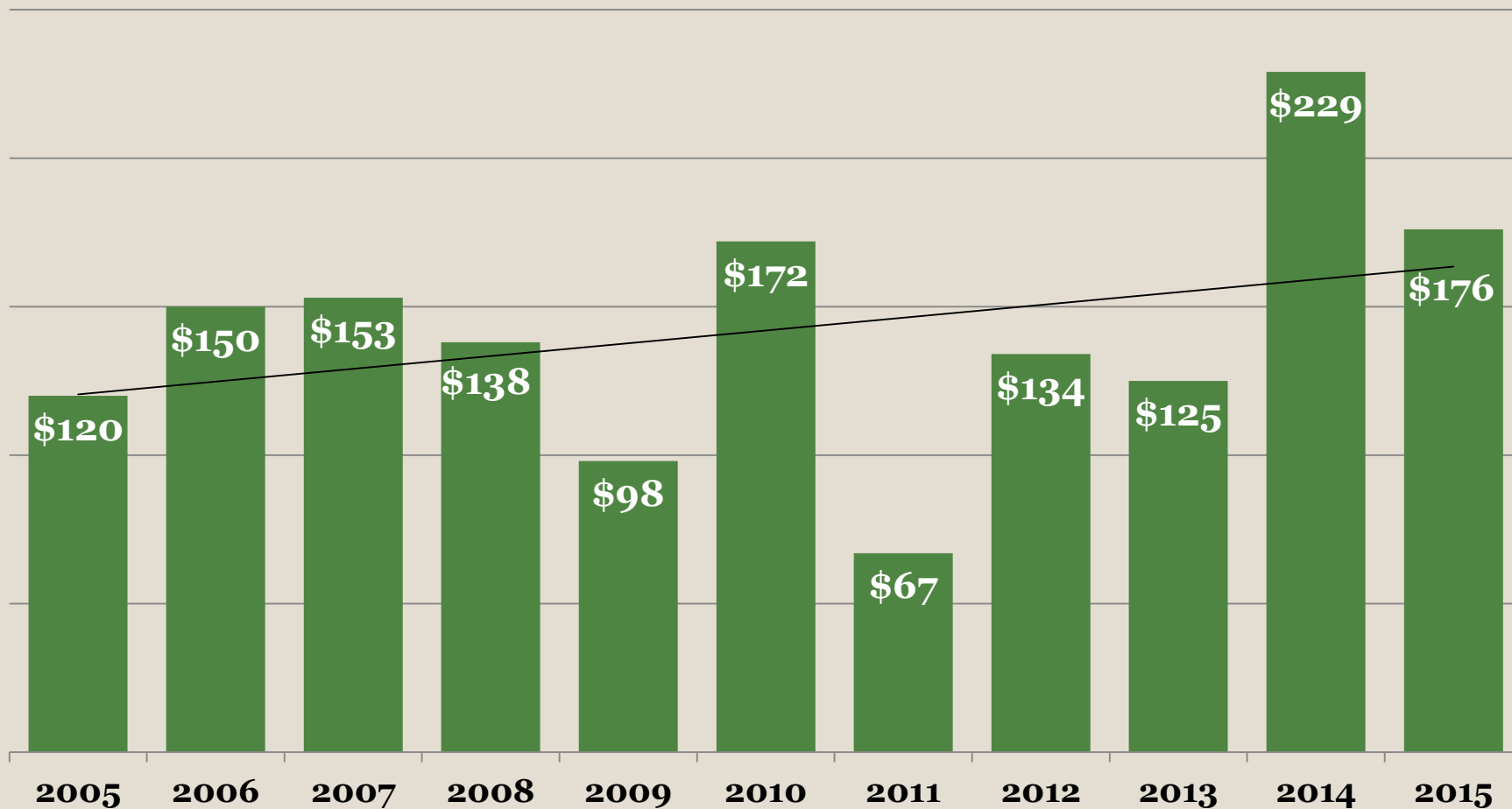


*some projects were seen more than once and there is some overlap with Development Review Committee

Total Building Permits Submitted



Annual Permitted Value in Millions

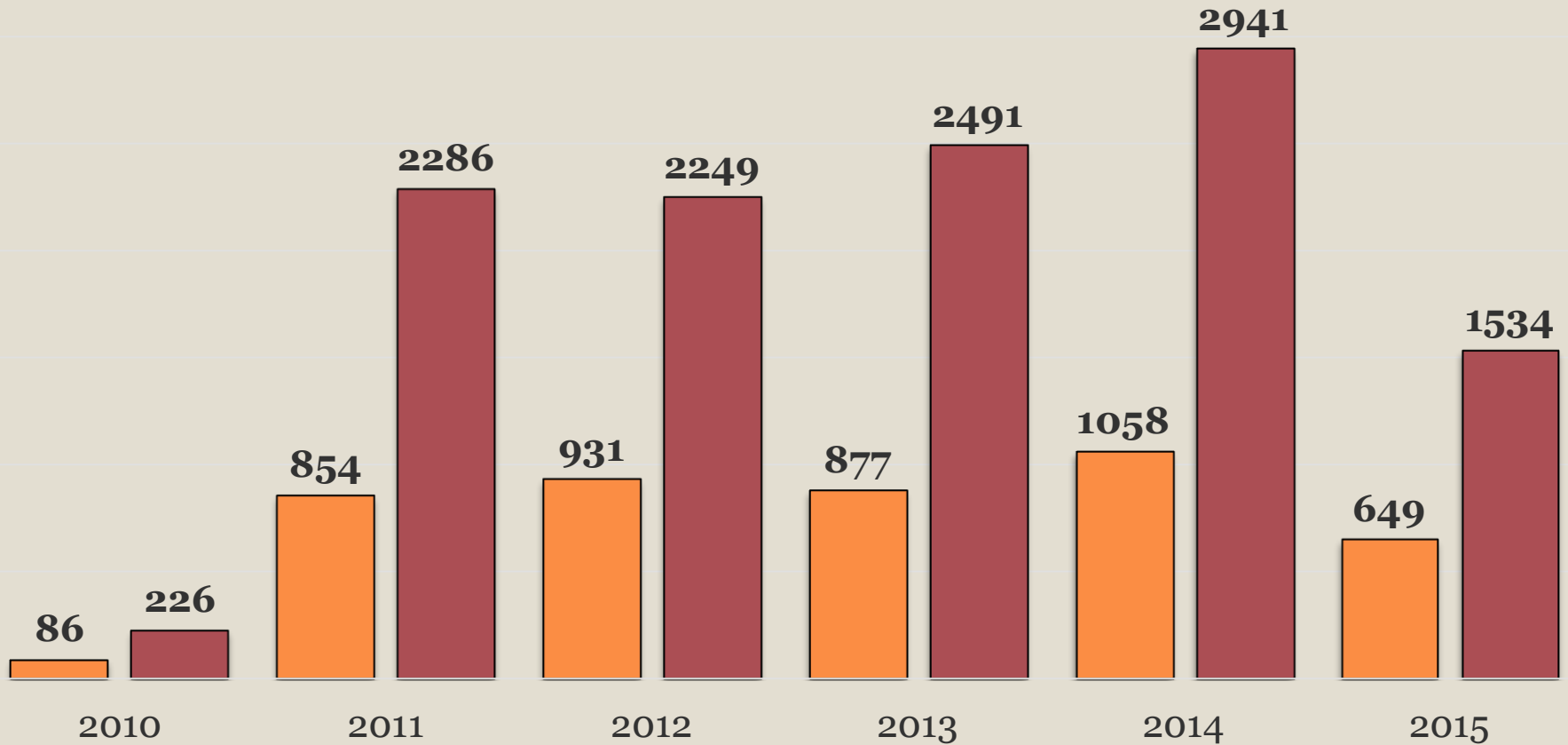


*Amazon accounts for \$70 M of the 2015 permit value

Multi-Family Statistics



Units Bedrooms



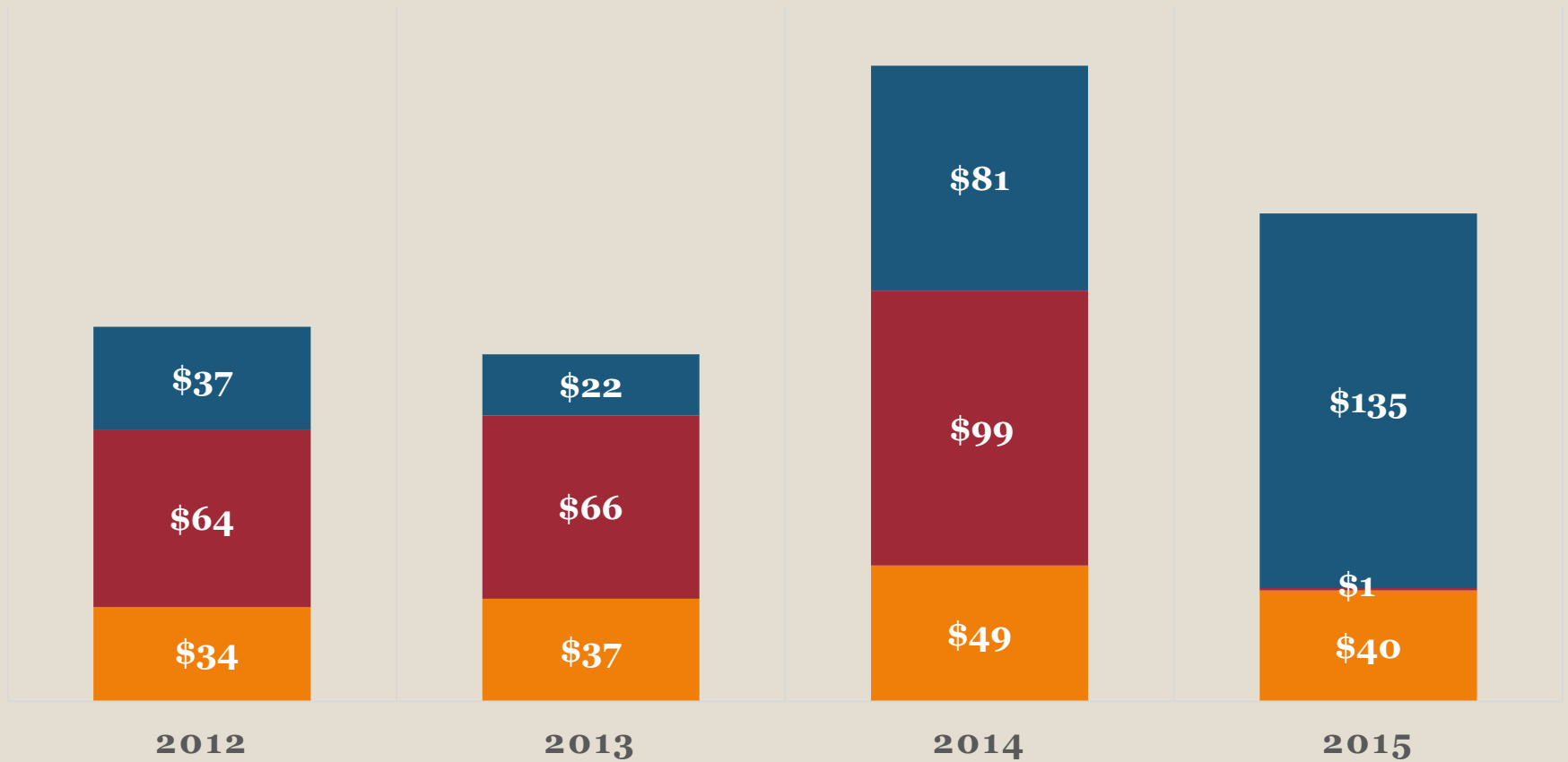
Single Family Homes Permitted



Permit Value by Land Use in Millions

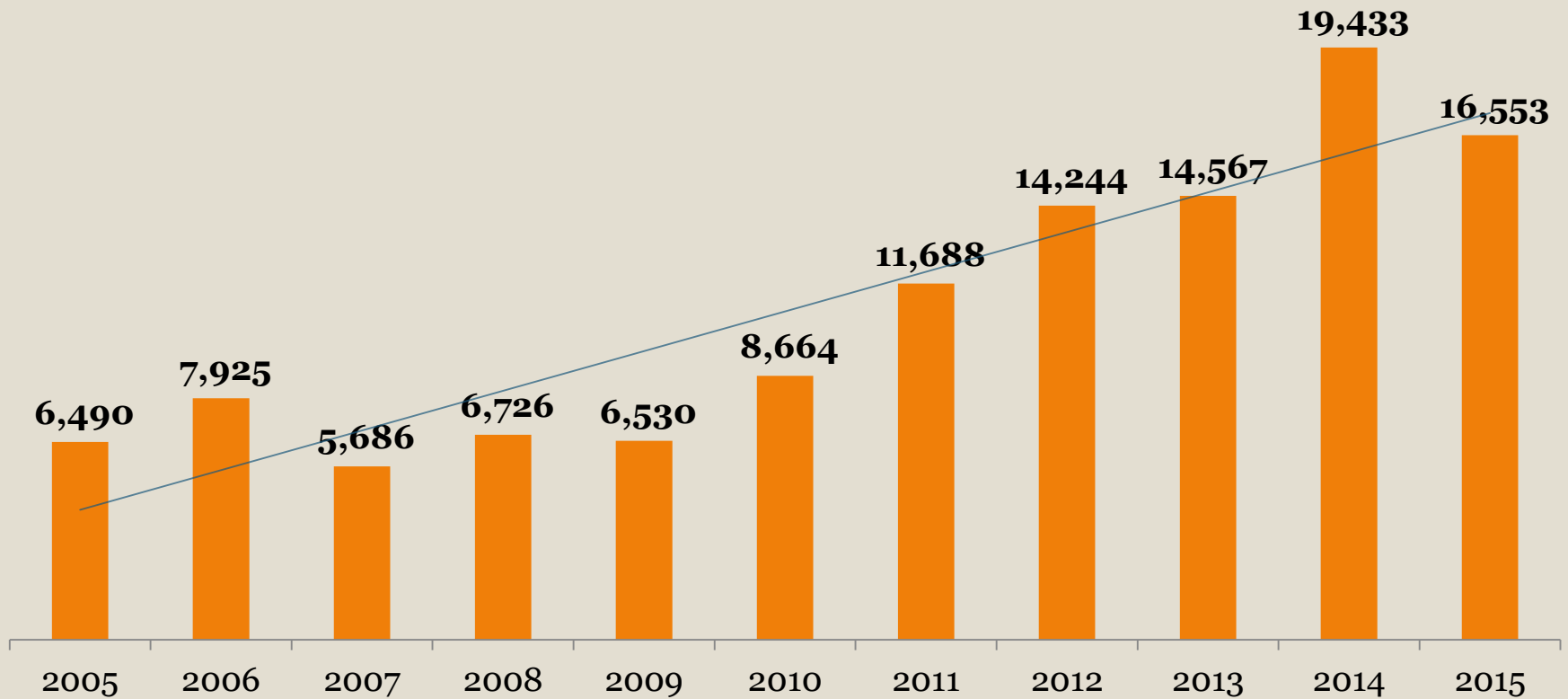


■ Residential ■ Multi-Family ■ Commercial

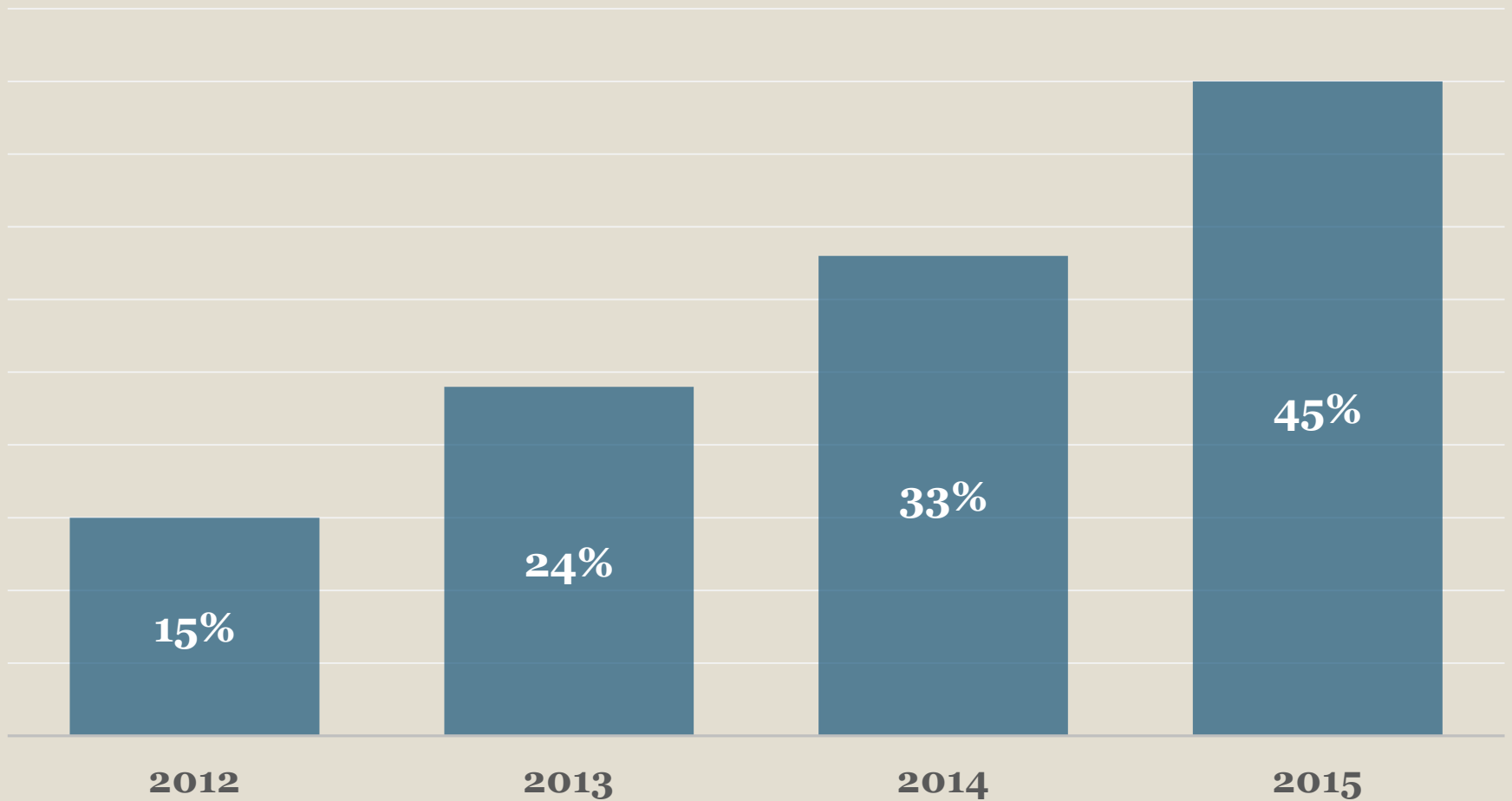


*Amazon accounts for \$70 M of the 2015 Commercial value

Total Number of Scheduled Inspections



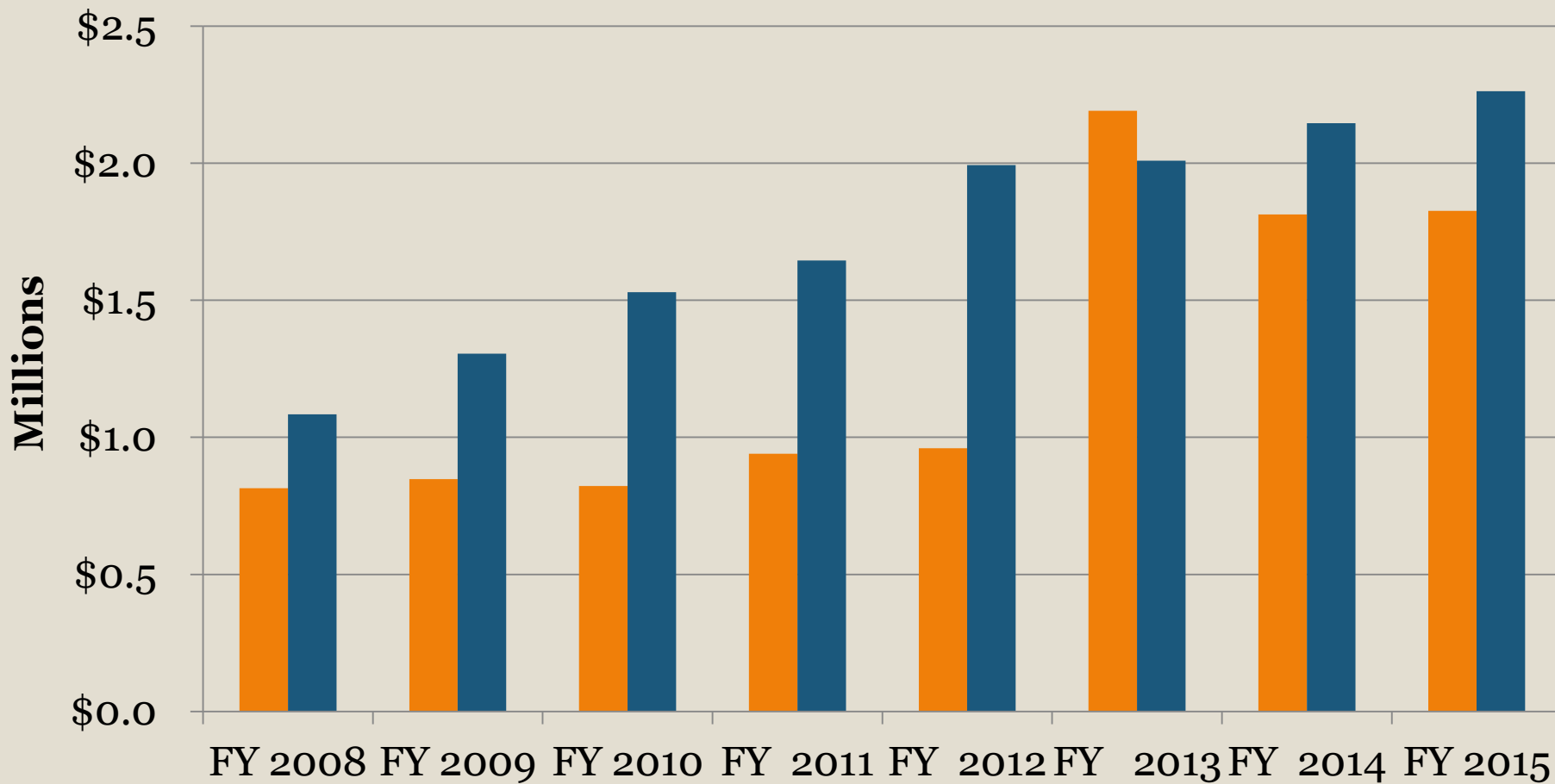
Percent of Permits Applied for Online



Development Services General Fund Budget



■ Permit Fee Revenue ■ Total Budget



Community Outreach Events



- Plan Your Neighborhood Workshops
- Environmental Code Workshops
- Live & Virtual CodeSMTX Open Houses
- Zoning For Character Open House
- General Contractor Training
- GIS Day



Education



- **Conferences and Trainings**

- Texas APA Conference
- TCMA Conference
- BPI Conference
- TNRIS Conference
- Crystal Reports Training
- Environmental Law Training
- Certified Stormwater Inspector Training
- Economy Management Leadership Summit
- 2015 Texas Downtown Association Development & Revitalization Conference
- Texas Main Street Summer Manager Training
- APA National Conference
- CNU National Conference
- TML Conference
- Leadercast 2015
- Land Use Fundamentals

New Staff Certifications



- Total Certifications
 - 2 – Congress for the New Urbanism (CNU-A)
 - 1 – Fire Inspector
 - 1 – Registered Environmental Manager



